



HISTORIC PRESERVATION COMMISSION

APPROVED MINUTES

April 3, 2018, 8:30 a.m.
Committee Room, 2nd Floor, City Hall
101 City Hall Plaza, Durham, NC

I. Call to Order

Chair Jordan called the meeting to order at 8:30 a.m.

II. Roll Call

Members Present:

Joseph Jordan, Chair
Tad DeBerry, Vice Chair
Matt Bouchard
Katie Hamilton
Tom Kreger
Wanda Waiters

Excused Members Absent:

Le'Andre Blakeney
Jonathan Dayan
Joe Fitzsimons

Staff Present:

Grace Smith, Planning Supervisor
Karla Rosenberg, Planner
Terri Elliott, Clerk
Don O'Toole, City Attorney's Office

III. Adjustments to the Agenda

None.

IV. Approval of Summary Minutes for March 6, 2018

MOTION: Approve the Minutes from March 6, 2018 (Bouchard, DeBerry 2nd).

ACTION: Motion carried, 6-0

V. Swearing-In of Witnesses

Chair Jordan read the opening HPC statement, and asked if there were any early dismissals required by Commission members or Commission members who might have a conflict of interest with the cases presented today. No conflicts of interest were noted, and no early dismissals were requested.

The Clerk to the Board administered the oath to all Citizens and staff who wished to speak at today's meeting.

VI. Certificates of Appropriateness

After the oath was given, Ms. Rosenberg asked that all staff reports and materials submitted at the meeting be made part of the permanent record with any additions, deletions, and or corrections that may be necessary. All Commission members concurred.

- a. Case COA1800007 – 109 North Church Street – Addition and Modifications** - The applicant proposes to construct a 192–square foot stair enclosure and a 747–square foot terrace with a pergola and a screen wall on the roof of the existing structure. The pergola and stair enclosure are set back from the front roof parapet 23 feet and 25 feet respectively.

Staff Report: Karla Rosenberg presented the case.

Speakers: Ms. Chenery spoke in support. No one spoke in opposition.

Discussion: Ms. Chenery gave a brief overview of the proposed project of 109 North Church Street – Addition and Modifications.

Staff Recommendation: Staff recommended approval of application.

MOTION: Mr. Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA1800007, 109 North Church Street – Addition and Modifications:

- The applicant is proposing a rooftop addition and terrace above a contributing structure.
- The addition will consist of a flat-roofed stair enclosure, measuring 192 square feet in area, and clad with aluminum composite panels; the addition will measure 9 feet 10 inches in height and be set back approximately 25 feet from the existing front roof parapet.
- A 747-square foot rooftop terrace with pergola will be constructed of a solid polymer composite decking, having the appearance of wood; it will measure 8 feet 3 inches in height and be set back approximately 23 feet from the existing front roof parapet.
- A 42-inch tall metal and cable rail system will align with the front of the new roof terrace, and a six-foot screen wall will align with the rear of it.
- A rear parapet wall will be built up with matching brick masonry differing in color than original and will be clad with medal coping.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1800007, 109 North Church Street – Addition and Modifications, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;
2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and

3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

(Bouchard, Jordan 2nd)

ACTION: Approved, 6–0

- b. **Case COA1800008 – 1009 Morning Glory Avenue – New Construction** - The applicant proposes to construct a new 1.5-story, single-family home on a vacant lot.

Staff Report: Karla Rosenberg presented the case.

Speakers: Mr. Janes spoke in support. No one spoke in opposition.

Discussion: Mr. Janes gave a brief overview of the proposed project of 1009 Morning Glory Avenue – New Construction. Mr. Janes requested to increase the proposed driveway width from 12 feet to 21 feet.

Staff Recommendation: Staff recommended approval of application with driveway width matching others in the district.

MOTION: Ms. Hamilton made a motion that the Durham Historic Preservation Commission finds that, in the case COA1800008, 1009 Morning Glory Avenue – New Construction:

- The applicant is proposing a new primary structure with a driveway on a vacant lot.
- The new one-and-a-half-story structure will have a building footprint of 1285 square feet; it will be constructed with a brick masonry foundation, cementitious fiberboard lap siding and shingles with decorative wood brackets; solid polyvinyl chloride (PVC) composite windows, front columns, and trim; fiberglass doors; architectural roofing shingles; and standing-seam metal roofing.
- A pressure-treated wood deck measuring 12 feet by 19 feet will be attached to the rear of the structure.
- A 12-foot driveway narrowing to 9-foot for the parking pad will be located in the front side yard.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1800008, 1009 Morning Glory Avenue – New Construction, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA
2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and
3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

(Hamilton, Waiters 2nd)

ACTION: Approved, 6–0

- c. **Case COA1800009 – 908 Arnette Avenue – Addition and Site Work** - The applicant proposes to construct a new two-story rear addition on a primary structure.

Staff Report: Karla Rosenberg presented the case.

Speakers: Ms. Wirth spoke in support. No one spoke in opposition.

Discussion: Ms. Wirth gave a brief overview of the proposed project of 908 Arnette Avenue – Addition and Site Work.

Staff Recommendation: Staff recommended approval of application.

MOTION: Mr. DeBerry made a motion that the Durham Historic Preservation Commission finds that, in the case COA1800009, 908 Arnette Avenue – Addition and Site Work:

- The applicant is proposing to construct a new two-story rear addition on a contributing structure.
- The addition will be constructed with horizontal wood lap siding in a five-inch reveal; a parge-coated masonry foundation; and an asphalt-shingled roof with clipped gables and exposed rafter tails.
- The windows will consist of four-over-one (double-hung) and four-light (fixed) aluminum-clad wood windows with wood trim to match original windows on the house.
- A rear porch will be constructed with four-inch square wood posts and a shed roof overhang with asphalt shingles.
- A driveway extension along the side of the house will terminate in a two-car rear parking pad, consisting of gravel and edged with red brick pavers.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1800009, 908 Arnette Avenue – Addition and Site Work, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;
2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and
3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

(DeBerry, Bouchard 2nd)

ACTION: Approved, 6–0

- d. **Case COA1800014 – 718 Arnette Avenue – Addition and Modifications** - The applicant proposes to remove an early addition and construct a new two-story addition. In addition,

the applicant proposed to make modifications, such as reframing the front porch and replacing nonoriginal metal columns with new wood columns.

Staff Report: Karla Rosenberg presented the case.

Speakers: Mr. Takla spoke in support. No one spoke in opposition.

Discussion: Mr. Takla gave a brief overview of the proposed project of 718 Arnette Avenue – Addition and Modifications.

Staff Recommendation: Staff recommended approval of application.

MOTION: Mr. Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA1800014, 718 Arnette Avenue – Addition and Modifications:

- The applicant is proposing a two-story rear addition on a one-story contributing structure as well as modifications to the existing structure.
- The addition will be constructed with a parge-coated concrete masonry unit (CMU) foundation; cementitious fiberboard siding; a standing-seam metal roof; and double-hung, six-over-six wood windows.
- The existing asphalt shingle roof will be replaced with a standing-seam metal roof to match the addition.
- The nonoriginal front porch columns to be replaced with wood columns matching those at 722 Arnette Avenue.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1800014, 718 Arnette Avenue – Addition and Modifications, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;
2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and
3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

(Bouchard, Hamilton 2nd)

ACTION: Approved, 6–0

VII. Old Business

- a) Retreat – Staff will be sending out a doodle poll for several dates in May.
 - i. Mr. O'Toole will review quasi-judicial procedure.
 - ii. Staff will review proposed changes to Local Review Criteria.

VIII. New Business

- a)** Administrative COA updates
- b)** New Training Opportunity
 - i. Edgecombe Community College offers a Historic Preservations Program on weekends.
 - ii. Rehabilitation Code – Staff will investigate a potential collaboration with the Inspections Department and NCSHPO to deliver training on the building code and accommodations for historic buildings.

IX. Adjournment

The meeting adjourned at 9:44 a.m.

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission